

August 19, 2009
Curtis Hall

The regular meeting of the **BOARD OF COMMISSIONERS** was held this evening, President Paul R. Greenwald presiding. Members present were Commissioners McKeown, Muldawer, Portner, Sharkey and Simon. Staff present were Charlyn Battle, Human Resources Coordinator; Bryan T. Havir, Assistant Township Manager; John O. Hoover, Jr., Director of Parks and Recreation; Rudy Kastenhuber, Public Works Coordinator; David Lynch, Director of Engineering, Zoning & Inspections; M. Elizabeth McBride, Director of Fiscal Affairs; Mark McDonnell, Public Works Coordinator; John J. Norris, Chief of Police; Joseph W. O'Neill, Fire Marshal; Ruth Littner Shaw, Main Street Manager; Andrew Cantor, Esq., Wisler, Pearlstine, LLP, and David G. Kraynik, Township Manager. Also present was Finance Director Stephen Burns. A Public Attendance List is attached.

1. President Greenwald opened the meeting with the Pledge of Allegiance being led by Mr. Sharkey.
2. Each member having received a copy of the Commissioners' Regular Meeting Minutes dated July 21, 2009, upon motion of Mr. Portner, the Minutes were unanimously approved by the Board of Commissioners.
3. Each member having received a copy of the Executive Summary Financial Report of the Manager/Secretary for the month of July, 2009, upon motion of Mr. Portner, the Report was unanimously approved by the Board of Commissioners and ordered spread in full upon the Minute Book.
4. Each member having received a copy of the Accounts Paid Report for the month of June, 2009, upon motion of Mr. Muldawer, the Report was unanimously approved by the Board of Commissioners and ordered spread in full upon the Minute Book.

[Mr. McKeown joined the meeting at this time]

5. *Certificates and Pins* were presented to the following Township employees for 20-years of service:

- Mr. Simon presented a Certificate and Pin to Ruth Ann Lally, Accounting Department.
- Mr. Portner presented a Certificate and Pin to Police Officer Raymond Harmer and Detective James McClelland.

6. Upon motion of Mr. Simon, the Board of Commissioners unanimously approved a revised specification for utility main replacement in Township Streets.

7. Upon motion of Mr. Simon, the Board of Commissioners unanimously approved a Certificate of Appropriateness for Application No. W799 to David Updike and Janet Benton, owners of premises known as 118 Webster Avenue, Wyncote, as recommended by the Wyncote Board of Historical and Architectural Review.

Mr. Simon noted that the Public Works Committee Minutes made reference that this application was recommended by the LaMott Board of Historical and Architectural Review and asked that the meeting minutes be amended.

8. Upon motion of Mr. Simon, the Board of Commissioners unanimously approved Cheltenham Township Development Application No. 09-08 Record Plan Glenside Elementary School Reconstruction -- 400 Harrison Avenue subject to the following Conditions, Notes and Waivers:

A. CONDITIONS

1. That the plan be titled "Record Plan Glenside Elementary School Reconstruction -- 400 Harrison Avenue."
Cheltenham Code Section ("CCS") 260-32.C.(1))
2. That the text "Cheltenham Township Development Application No. 09-08" be added to the lower right hand corner of all plan sheets.
3. That fire hydrants be shown at locations required by the Fire Marshal. (CCS 260-21.)
4. That new electric and telephone utilities be installed underground.

(CCS 260-23.)

5. That monuments be shown at locations designed by the Township Engineer. (CCS 260-24.)
6. That the following data be added to the plan:
 - a. A legend clearly denoting existing and proposed features on plan sheet being recorded. (CCS 260.b.(5))
 - b. North Point (True) on all plan views. (CCS 260-32.C.(5))
 - c. North Point (True) to Location Map, Tax Map and Zoning Map. (CCS 260-32.C.(5))
 - d. Note that elevation is based upon Cheltenham Township Sanitary Sewer Datum and Location/Elevation of Bench Mark; or, if on a different elevation datum, a Note stating the relationship between the plan elevation datum and the Cheltenham Township Sanitary Sewer Datum. (CCS 260-32.C.(6))
 - e. Names of streets (Oak Road). (CCS 260-32.D.(2))
 - f. Proposed elevations at all keypoints. (CCS 260-32.D.(7))
 - g. Location/size of proposed stormwater/management facilities on plan in sheet being recorded. (CCS 260-32.E.(7))
 - h. Location of proposed fire hydrants. (CCS 260-32.E.(7))
 - i. State highway width; legislative and traffic route numbers. (CCS 260-33.C.(1)(k))
7. That the Township is in receipt of the Montgomery County Conservation District approval letter on this Land Development prior to the issuance of the Building Permit for the school.
8. That PADEP approve the release of EDUs from the Township's Amended Connection Management Plan for this Project prior to the issuance of the building permit for the school.
9. Vacant
10. That tree protection (during construction) details and locations thereof be added to the plans (4' high chain link fencing with posts 3' in ground).

11. That all swales with slopes greater than 5% and all cut/embankment slopes greater than 4:1 being stabilized either with North American Green Erosion Control Blanket SC150 or approved equal or with sodding be shown on the plans.
12. That all the "Recording Acknowledgements" notations on Sheet 2 be struck from the plans.
13. That the following boxed purpose note be added to these plans:

PURPOSE NOTE:

The purpose of this Record Plan is as follows:

14. That the maximum illumination at the property line be no greater than 0.5 footcandle.
15. That pavement traffic directional arrows (and details thereof) be shown on the plans.
16. That, on Sheet 1, the location of the school property be shown correctly on the "Tax Map."
17. That the "Sheet Index" tabulation be re-titled "Tabulation of Record Plans" (indicate Sheets being recorded).
18. That the "Utility User List" be reworked to be project specific.
19. That the following concerns with the "Site Utilities-Electrical" Plan be addressed:
 - a. Increase font size of foot-candle values to be legible.
 - b. Show new iso-lumen contours (contour lines cannot cross one another).
 - c. Add Details on all light pole luminaries to the plans.
20. That the following concerns of the Township Planning Commission be addressed:
 - a. Provide pedestrian accessways as shown on Exhibit A
 - b. Separate the pedestrian accessway along the Parent Drop-Off exit lane from same by an appropriate vegetative barrier as shown on Exhibit A.
 - c. Incorporate Rain Gardens with the site landscaping to address stormwater runoff water quality.
 - d. Add more trees to the site landscaping.

- e. Extend the existing fencing along Harrison Avenue starting at intersection of Limekiln Pike with Harrison Avenue easterly to the Bus Drop-Off Exit Lane as shown on Exhibit A.
 - f. Add 35-50 bicycle racks to the plan.
 - g. Add appropriate signage to the Parent Drop-Off area: "Parent Drop-Off Parking Only," "No Permanent Parking," etc.
 - h. Reduce the Parent Drop-Off circulation lanes from two (2) to one (1) lane.
 - i. Widen the landscape strip between the school and southerly Parent Drop-Off lane.
 - j. Eliminate the gate in the existing fence opposite Oak Road.
21. That the following concerns of the Shade Tree Advisory Commission be addressed:
- a. Replace existing 30" tree designated #S10 in center Bus Drop-Off Loop with a smaller tree, red bud, or as approved by the Township Engineer.
 - b. Revise the lighting and landscaping layout within the Bus Drop-Off around the center island.
 - c. Change the planting schedule, evergreen trees, line item 11 picea abies common name to read Norway Spruce.
 - d. Install the continuous tree protection fence as shown on Exhibit B.
 - e. Provide additional landscaping between school building and Bus Drop-Off Loop and Parent Drop-Off Loop.
 - f. Add Tree Protection Fencing symbol to Legend.
22. That the following concerns of the Township Fire Marshal be addressed:
- a. Indicate Building ICC construction type.
 - b. The fire service mains are to be installed and tested per NFPA 24.
 - c. Remove Underground Storage Tank. (Requires permit from the Fire Marshal.)
 - d. The Fire Department Connection ("FDC") location shall be at the water pit after the backflow preventer. FDC to be 5" Stortz on a 30 degree elbow with a cap.
 - e. Relocate proposed AQUA hydrant east of the indicated position. Coordinate with the Fire Marshal. Hydrant installation detail indicated on Sheet 21 is to comply with AQUA specifications.
 - f. Base turning radius and clearance for the fire apparatus on the apparatus information previously supplied. Indicate the specification used in determining fire apparatus access. Provide additional path around Parent Drop-Off and Bus Drop-Off Loop.
 - g. Design all interior access driveways to support the weight of

- fire apparatus; any 'geo-grid' areas shall also support the weight of fire apparatus.
- h. Provide private hydrant on site in the area of the islands on the west side of building. Coordinate exact location with the Fire Marshal. Hydrant to meet AQUA specifications. Fire service to be calculated to include flow.
 - i. Install fire zone signage as required by the Fire Marshal.
 - j. Demolition safeguards shall comply with Chapter 14 of the 2006 International Fire Code ("IFC"). Torch cutting during demolition shall comply with the requirements of the IFC Chapter 26.
 - k. Access for Fire Department apparatus shall be maintained at all times. This includes a drivable surface.
 - l. Temporary propane tank locations shall be approved prior to installation.
 - m. Gates shall include FD padlocks.
23. That the following concerns of the Township Police Department be addressed:
- a. Provide 12' wide (minimum) paved accessway from west end of "Kindergarten Paved Play Area" northerly to the bus drop-off loop as shown on Exhibit A.
 - b. Eliminate gates across loop accessway around school.
 - c. Provide marked crosswalks with appropriate signage across Bus Drop-Off E/E and the easterly E/E onto Harrison Avenue.
24. Vacant
25. That, in "Soils Resolutions," Note 5 on Sheet 2, list stabilization techniques.
26. That the following concerns with the "Construction Sequence Notes" ("CSN") on Sheets 2 and 10 be addressed:
- a. Bold CSN 2, 3 and 6.
 - b. In CSN 28, Line 3, replace text "Design Engineer and County Conservation District" with text "Township Engineer, Design Engineer and Montgomery County Conservation District."
27. That the following concerns with the "General Erosion & Sediment Control Procedures Notes" ("GESN") on Sheet 2 be addressed:
- a. In GESN 4., last line, replace the text "Approval of the revisions from the Conservation District" with the text "Approval of the revisions from the Township Engineer and the Conservation District."
 - b. In GESN 5, Line 2, replace the text "Approved by the

Conservation District” with the text” Approved by the Township Engineer and the Conservation District.”

28. That, on Sheet 2, in “General Utilities Notes,” Note 6, Line 8, the text “The Engineer of Record shall be notified” with the text “The Township Engineer and the Engineer of Record shall be notified.”
29. That the following concerns with the “Sanitary Sewer Notes (“SSN”) on Sheet 2 be addressed:
 - a. In SSN 1, Line 3, replace the text “The Sanitary Utility Owner will be responsible for approval of all materials in connection with the sanitary sewer.” with the text “The Property Owner or its designee shall be responsible for the approval of all materials in connection with the Sanitary Sewer.”
 - b. In SSN 4, Line 4, replace the text “100-FT” with the text “75-FT.”
 - c. In SSN 5, strike the last sentence.
30. That “Storm Sewer Notes,” Note 3 on Sheet 2, be replaced with the following:

The Sediment Basin embankments shall be placed in 8 inch maximum lifts to a minimum 95% dry density prior to proceeding to the next lift. Compaction shall be checked by a Geotechnical Engineer employed by the Property Owner who shall provide the Township Engineer with a written report. Compaction tests shall be performed using the modified proctor method in accordance with ASTM D-1577-07. Compaction tests shall be run on the leading and trailing edge as well as the top of the berm.
31. That the following concerns with the “Tree Protection Notes” (“TPN”) on Sheets 2, 5 and 9 be addressed:
 - a. Replace TPN 8.c. with the following:

A 4' high chain link barrier fence mounted on steel posts (7' long, 3' in ground), 6' on centers, shall be placed along the boundary of the Tree Protection Zone.
 - b. Strike TPN 8.D.
32. That the entire “Recording Acknowledgements” notation on Sheet 2 be struck.
33. That the following concerns with the “General Notes” (“GN”) on Sheet 3 be addressed:
 - a. In GN 2, strike the sentence beginning with “Any conflicts.”
 - b. In GN 7., Line 2, replace the text “These lots” with the text “This property.”

- c. Strike GNs 8., 19., 24., 25., 53., 54., 68., 71., 108. and 110.
 - d. Strike all GN with text "N/A."
 - e. In GN 57., Line 1, replace the text "A Single phase, all having" with the text "A single phase, having."
 - f. In GN 70., Line 1, replace the text "The HVAC Units with the text "All proposed and/or future HVAC Units."
 - g. In GN 73, Line 1, replace the text "Hours of Operation for tractor trailers" with the text "Hours of Operation for tractor trailers during construction and/or operation of the school."
 - h. In GN 77, Line 4, replace the text "Downspout Collection System" with the text "Storm Drainage System."
 - i. In GN 84., last line, replace the text "Proposed Building" with the text "Reconstructed Glenside Elementary School."
34. That Landscaping Note 12. on Sheet 3 be replaced with the following:
- The beginning of the Landscaping Guarantee Period shall start the later of the date of the issuance of the Certificate of Occupancy for the Reconstructed Glenside Elementary School or the date of acceptance of landscaping at the final landscaping inspection; all planting must be alive and healthy to be considered complete. Plant material shall be guaranteed by the contractor for an eighteen (18) month period.
35. That, in the "Certificate of Design" on Sheet 2, Line 2, the text "(Land Surveyor)" be struck.
36. That, in the "Certifications" notation on Sheet 2, Note 3. be struck.
37. That the "Site Statistics," Zoning Data" and "Recording Acknowledgements" be struck from Sheet 6 in their entirety.
38. That Profiles of the following be added to the plans:
- a. Bus Drop-Off Loop
 - b. Parent Drop-Off Loop
 - c. Internal Accessway Loop around building.
39. That, on the "Post Construction Stormwater Management Plan" (Sheet 11), the Storm Drainage Facilities and the Stormwater Management Facilities and Structure IDs be shown more prominently.
40. That the following comments on the "Plans/Profiles" (Sheets 12 and 13) be addressed:
- a. Plan Flow Direction must match Profile Direction.
 - b. Profile Flow Direction to be left to right.
 - c. Show North Arrow(s).
 - d. Increase font size of notations to increase legibility.

- e. Bump up utilities and structure IDs in Plan View.
 - f. Show headwall and riprap at STM 304.
 - g. Show Snouts in all storm inlets.

 - h. Profile "STM 301 to STM 300" is incorrectly labeled; re-label correctly.
 - i. Sump inlets .2' below nominal grade in paved areas.
 - j. Sump inlets 0.6' below nominal grade in pervious areas.
 - k. Vacant.
 - l. Comments on Profile "SAN 100 to Ex. SAN 108":
 - i. Show SAN 105 rim elevation as flush with proposed grade.
 - ii. Show SAN 106 rim elevation as flush with existing grade.
 - iii. Show SAN 107 to SAN 108 as existing in Profile.
 - iv. Show correct Existing/Proposed Grade Line from SAN 105 to SAN 108.
 - v. Extend Profile from SAN 100 to building line.
 - m. Extend Profile from SAN 102 to building line.
 - n. Show correct Existing/Proposed Grade Line from STM 302 to STM 304 and STM 300 to STM 301.
 - o. Justify proposed storm pipe sizing of 24" from STM 302 to STM 304 when existing pipe size is 18".
 - p. Add detail on pipe installation where pipe invert in fill area; see Exhibit C.
 - q. Show intersecting utilities in Profile.
41. That the following concerns with Handicapped Ramp (Details on Sheet 14) be addressed:
- a. Provide Details meeting current ADA Standards.
 - b. In "Curb Ramp-Type 2" Detail, show sidewalk width with a 6'
 - c. In "Curb Ramp-Type 1" Detail, relocate "Pedestrian Push-Button" post behind sidewalk.
42. That the following concerns with the "Pavement – Flexible" and "Pavement Legend" notations on Sheet 14 be addressed:
- a. In "Light – Duty Paving Section," change base course thickness from 3" to 4.5".
 - b. Provide Plan/Detail showing areal extent of various pavement types; See Exhibit D.
43. That the sidewalk area between the Bus Drop-Off and Parent Drop-Off be designed to handle emergency vehicles (including fire trucks); increase concrete thickness to 8" (min); provide Details/Notes.
44. That the following concerns with the retaining wall be addressed:

- a. Provide site specific detail(s).
 - b. Provide longitudinal profiles showing top of wall, proposed grade on high side, bottom of reveal, bottom of foundation and existing grade.
 - c. Provide two (2) transverse cross sections.
 - d. Prior to the issuance of the Building Permit for the School, provide design calculations on retaining wall signed and sealed by a Professional Engineer.
 - e. Provide detailed notes on construction of retaining wall.
45. That the following concerns with the "Stormwater Facility Details" (Sheet 16) be addressed:
- a. In "Snout..." Detail, complete Snout size table.
 - b. In "Riprap aprons..." Detail, complete sizing table.
 - c. In "Subsurface Infiltration Bed" Detail, complete sizing tables.
 - d. Add Detailed Notes on construction of Subsurface Infiltration Beds.
46. That, in the "Sediment Basin Emergency Spillways" on Sheet 17, complete the sizing tables.
47. That the "Tree Protection and Pruning" Detail be revised to show the tree protection fencing as 4' high chain link fencing affixed to 7' long steel posts (3' in ground), 6' on centers.
48. That the following concerns with the "Turning Analysis – Fire Truck" Plan (Sheet 23) be addressed:
- a. Extend fire truck wheel/overhang tracks completely around building.
 - b. Show fire truck wheel/overhang tracks across Bus Drop-Off Loop.
 - c. Incorporate Fire Marshal's comments.
49. That an "Environmental Impact Study" conforming to the requirements of CCS 260-30, except for CCS 260-30.G.(3) be submitted.
50. That the area of Right-of-Way Dedication ($0.03\pm$ acres= $1307\pm$ SF) be shown on the plans and a Note be added to the plans offering same for dedication.
51. That the following concerns with Stormwater Management and Storm Drainage be addressed:
- a. Show locations of perc tests on "Grading and Drainage Plan" and on "Utility Plan."
 - b. Calculate 100 Year Flood Plain for portion of Tookany Creek

- that runs near southern property boundary and show on plan.
- c. Re-calculate pre-developed flows using TC of 15 minutes.
 - d. Provide Details and Calculations on Outlet Structure.
 - e. Provide Site specific Details on how Underground Absorption Basins (“UAB”) connected to Storm Drainage system and to each other.
 - f. Provide Profile thru Basin UAB4, UAB8 and UAB13 showing original grade, proposed surface grade, top and bottom of basins.
 - g. Provide Profile thru Basin UAB1 and UAB5 showing original grade, proposed surface grade, top and bottom of basins.
 - h. Provide Profile thru Basin UAB2, UAB6 and UAB 10 showing original grade, proposed surface grade, top and bottom of basins.
 - i. Provide Profile thru Basin UAB3, UAB7 and UAB12 showing original grade, proposed surface grade, top and bottom of basins.
 - j. Make structure IDs more legible; eliminate overprinting.
 - k. What is 105±’ long structure at ID 108?
 - l. Provide narrative detailing how UAB and Detention Basin incorporated into Hydrograph Model of Storm Drainage/Stormwater Management System.
 - m. Provide report from Professional Geotechnical Engineer that infiltration from ten (10) UAB and the U/G Detention Basin will not create a slip plane situation for either school building or play areas.
 - n. Demonstrate bottom of UAB and Detention Basin in undisturbed soil (not in fill)
 - o. UAB that are interconnected must have same bottom and top elevation.
 - p. Demonstrate Two Year Storm being completely infiltrated.
 - q. Use “NOAA Atlas 14 Point Precipitation Frequency Estimates” for Philadelphia Shawmont Pennsylvania, Upper Bound of the 90% confidence interval in Storm Drainage/Stormwater Management computations; See Exhibit E.
 - r. Show Storm Drainage/Stormwater Management System on plan sheet being recorded.
 - s. Add following boxed “Operation and Maintenance of Underground Absorption Beds” Note to plan sheet being recorded.

OPERATION AND MAINTENANCE OF
UNDERGROUND ABSORPTION BASINS AND
DETENTION BASIN ("UAB/DB")

UAB/DB as with all BMP's, requires routine inspection and maintenance throughout the life of the system. The principal maintenance objective is to prevent clogging of the system, which may lead to system failure.

Routine maintenance shall be performed every three months, as well as after each runoff producing event. This maintenance includes:

Inspection of the pre-treatment grit chambers (grit pits). Any accumulations of sediment and debris captured shall be removed. This may be done manually, or with a vacuum pump.

Inlet points shall be inspected and kept clear of accumulated debris such as leaves and sticks. Debris shall be removed when it reaches a depth of 6".

Observation wells (points, inlets, etc.) shall be inspected after each runoff producing storm event. Water may appear in the well; however, if it does not drain within three days, it may indicate a clogged drain field.

A more thorough inspection shall be performed annually. This inspection shall include monitoring of the observation wells after a storm event to confirm that the systems are draining within three days. This shall be documented each year so that an indication of system clogging may be observed.

Normal maintenance of the "Snout" shall consist of annual inspection and rinsing with a hose or pressure washer during the cleaning sequence of the catch basin, in addition, the anti-siphon vent shall be flushed with water or air to verify that it is clear.

Inspection/Maintenance Logs shall be kept and maintained on a three-year rolling basis; copies of these logs shall be furnished to the Township Engineer quarterly.

A failed system requires complete re-excavation of the UAB/DB, disposal at an approved facility of all stone aggregate and geotextile, re-scarification of trench sides and bottom, placement of new geotextile, placement of new clean stone aggregate, re-installation of cleaned piping and chambers and connection of UAB/DB piping to storm draining system.

- t. Provide Rock Outlet Protection/Level Spreader Design/Details at outfall.
 - u. Provide tabulation of storage parameters, storage volume, etc. for each UAB.
 - v. Provide bottom drainage for all Inlets, Area Drains.
 - w. Provide Snouts/Grit Pits in all Inlets (Show in Plan and Provide views)
 - x. Add detail for Geo-Textile nailer.
 - y. Eliminate geo-textile from bottom of UABs; indicate bottom of UABs to be level.
 - z. Provide storage for 125% of 2 Year Storm Volume.
 - aa. Re-size Stormwater Management Facilities, as required.
 - bb. Provide valley gutter or some similar measure across both E/Es into property to keep street runoff from flowing into property.
 - cc. Add new storm inlet on STM 201 to STM 202 line at 110± downstream or STM 201.
52. That the locations of the Grease Trap and Water Meter Pit be shown on the plans.
53. That a Parking Space Detail be added to the plans.
54. That the PADEP approves the NPDES Permit for this project prior to the issuance of the Building Permit for the school.
55. That all cross-walk pavement markings at the intersection of Limekiln Pike with Harrison Avenue be renewed prior to the issuance of the Certificate of Occupancy for the school.
56. That cross-sections thru the site as shown on Exhibit B be added to the plan.

B. NOTES TO BE ADDED TO THE PLAN VERBATIM

- 1. The fire service mains to the Reconstructed Glenside Elementary School shall be installed and tested per NFPA 24.

2. The Certificate of Occupancy for the Reconstructed Glenside Elementary School shall not be issued unless and until the existing Underground Storage Tank is removed from the site.
3. The Fire Department Connection ("FDC") location shall be in the water pit after the backflow preventor. FDC to be 5" Stortz on a 30° elbow with a cap.
4. Fire Zone signage shall be installed as required by Fire Marshal.
5. The Developer/Owner shall replace any tree larger than 6" dbh that dies due to construction activities during the period from the start of construction to eighteen (18) months after the issuance of the Certificate of Occupancy for the Reconstructed Glenside Elementary School.
6. The Township Engineer or his designee shall have the right to inspect the proposed site improvements on the property and to direct the Owner/Developer to correct any deficiencies; the Certificate of Occupancy for the Reconstructed Glenside Elementary School shall not be issued unless and until the Site Improvements are complete and accepted by the Township.
7. Trash pick-up for the school shall be between the hours of 7:30 AM to 7:30 PM only.
8. The Developer/Owner shall maintain the existing chain link fencing around the property in its existing condition; any portion of said fencing that is damaged during the period from the start of construction to the issuance of the Certificate of Occupancy for the Reconstructed Glenside Elementary School shall be replaced by the Developer/Owner within forty-eight (48) hours of the occurrence of the damage.
9. The Property Owner is responsible for the maintenance, repair and/or replacement of all site improvement elements depicted on this plan set, including but not limited hereby, the following:
 - a. Site landscaping
 - b. Site lighting
 - c. Storm Drainage System
 - d. Stormwater Management System
 - e. Sanitary Sewer System
 - f. All paved internal vehicular accessways
 - g. All pedestrian accessways
 - h. Dumpster Enclosure Area
 - i. Play areas
 - j. Pavement markings (including parking space striping and crosswalks).

- k. Retaining walls
- l. Fencing (existing and proposed)

as directed by the Township to do so.

- 10. The landscape design for this project has been prepared to provide adequate planting density at time of installation. As the perennials and shrubs mature some shrubs and perennials may die off or be removed during routine landscape maintenance due to the growth and expansion of plant material. The total quantity of shrubs and perennials may be reduced over time to no less than 75 percent of the original quantities shown on this landscape plan, while still meeting the design intent of this landscape plan. The quantity of trees shown on this plan shall not be reduced.
- 11. No trees or shrubs shall be planted over Underground Stormwater Management Facilities.
- 12. No deciduous trees shall be planted near play areas.
- 13. No Building Permit for the Glenside Elementary School Reconstruction shall be issued unless and until the Township is in receipt of the Montgomery Country Conservation District Approval letter on this Land Development.
- 14. No Building Permit for the Glenside Elementary School Reconstruction shall be issued unless and until PADEP authorizes the release of EDUs from the Township's Connection Management Plan for this Land Development.
- 15. No Building Permit for the Glenside Elementary School Reconstruction shall be issued unless and until PADEP approves the NPDES Permit for this Land Development.
- 16. No Building Permit for the Glenside Elementary School Reconstruction shall be issued unless and until signed and sealed calculations on the retaining wall are submitted to the Township Engineer for his review and approval.
- 17. The Certificate of Occupancy for the Reconstructed Glenside Elementary School shall not be issued unless and until all the crosswalk pavement markings at the intersection of Limekiln Pike and Harrison Avenue are renewed.
- 18. The Township Fire Marshal requirements for the project are dependent upon both the Site Design and the Building Plan submittals; as the Fire Marshal's review of this project has been limited to the Site Design

only, the Fire Marshal reserves the right to revise his requirements for this project based upon the Buildings Plans, when submitted.

C. WAIVERS TO BE GRANTED BY THE BOARD OF COMMISSIONERS

1. That the requirement of CCS 260-30.G.(3) for a report from a qualified real estate appraiser on property values, density of population and character and aesthetics be waived.
2. That the requirement of CCS 260-32.C.(6) for a note stating the elevation datum is based upon the Cheltenham Township Sanitary Sewer Datum be waived.
3. That the requirement of CCS 260-32.D.(2) for depiction of Planimetric data within 400' of the site be waived.
4. That the requirement of CCS 260-32.D.(5) for depiction of topography within 400' of the site be waived.

9. Upon motion of Mr. Simon, the Board of Commissioners unanimously awarded a Professional Services Contract for consulting services for business recruitment retention and the creation of a Business Improvement District in Glenside to Delta Development Group, Inc., Mechanicsburg, PA, in an amount not to exceed \$49,500.

10. Upon motion of Mr. Simon, the Board of Commissioners unanimously approved Cheltenham Township Development Application No. 07-04 Record Plan 136-142 S. Easton Road Site Improvements, as amended, subject to the following Conditions, Notes and Waivers:

A. CONDITIONS

1. That the plan be titled "Record Plan 136-142 S. Easton Road Site Improvements." (Cheltenham Code Section ("CCS") 260-32.C.(1)).
2. That the text "Cheltenham Township Development Application No. 07-04" be added to the lower right hand corner of all plan sheets.
3. That new electric and telephone utilities be installed underground. (CCS 260-23.)
4. VACANT

5. That an Environmental Impact Study be submitted. (CCS 260-30.)
6. That the following data be added to the plan:
 - a. A legend clearly denoting existing and proposed features. (CCS 260-32.B.(5))
 - b. Name and address of the Owner. (CCS 260-32.C.(2))
 - c. Present Zoning Classification, Zoning Requirements and proposed setbacks, etc. (CCS 260-32.C.(4)); 260-32.E.(3))
 - d. Widths (including cartways) of streets (CCS 260-32.D.(2))
 - e. Location of adjoining property lines and names of adjoining owners (CCS 260-32.D.(2))
 - f. VACANT
 - g. Location of existing pipes and monuments (CCS 260-32.D.(3))
 - h. Size/ownership/rights-of-way of underground utilities within property (CCS 260-32.D.(4))
 - i. Any rights-of-way within the property (CCS 260-32.D.(4))
 - j. Building setback lines (CCS 260-32.E.(8))
7. That the Owners Acknowledgement Block be added to the plans.
8. That the Township Approval Block be added to the plans.
9. That the Surveyor's Certificate of Accuracy be added to the plans.
10. That the Engineer's Certificate of Design be added to the plans.
11. That the Montco Planning Data Block be added to the plans.
12. That the Recordation Data Block be added to the plans.
13. That the following boxed purpose note be added to these plans:

PURPOSE NOTE

The purpose of this Record Plan is as follows:

14. That the concerns of the Fire Marshal for fire protection of the land development be satisfactorily addressed.
15. That the maximum illumination at the property line be no greater than 0.5 footcandle.
16. That the following concerns with the Location Map be addressed:
 - a. Show Map Scale
 - b. Clearly identify 136-142 S. Easton Road
 - c. Eliminate grayscale shading (to improve legibility and clarity)
 - d. Show North Arrow (CCS 260-32.C.(5))
17. That a notation be added to the plans stating manufacturer/model number/size of the existing and proposed HVAC Units and the Odor Control Unit.
18. That the locations of existing and proposed HVAC Units and the Odor Control Unit be shown on the plan.
19. That 6" reveal curbing be shown around the landscape islands.
20. That Details/Notes be provided on the follows:
 - a. Curbing
 - b. Sidewalk
 - c. Loading area
 - d. Dumpster pad
 - e. Wheel stops
 - f. Parking spaces (including handicapped spaces)
 - g. "Clothes Pin" Striped Parking Spaces

(Shade Tree Advisory Commission Conditions.)

21. VACANT

22. That the parking space striping be "Clothes Pin" striping.
23. That the entire driveway area (building to building) be milled 2" hot-mix.
24. That the rear parking area be patched (as required), tack coated and overlaid with 2" hot-mix.

B. NOTES TO BE ADDED TO THE PLAN VERBATIM

1. This Land Development/Subdivision shall be constructed in accordance with all Cheltenham Township Ordinances.
2. All proposed improvements (roads, grading, paving, curbing, storm sewer pipe, inlets, manholes, etc.) shall be constructed in accordance with applicable portions of the PennDOT Publication 408 Standards and Specifications and with all Township standards and specifications.
3. These drawings indicate the approximate location of existing subsurface utilities in the vicinity of the project and are not guaranteed for accuracy and/or completeness. Pennsylvania Act 38 requires that contractors determine the location of all utility, sewerage and water lines before commencing construction (1-800-242-1776)
File _____.
4. All new public utilities, including but not limited to, electric, gas and telephone, shall be placed underground within the Land Development/Subdivision. Such utilities shall be installed in strict accordance with the prevailing standards and practices of the utility or other company providing service, except where it is demonstrated to the satisfaction of the Board of Commissioners that underground installations are not feasible because of physical conditions of the land.
5. Any utility conflicts with proposed construction are to be brought to the immediate attention of the Township Engineer and the Engineer of Record. All existing utilities that are to be relocated or altered in any manner are to be done in accordance with the respective utility company standards. All existing utilities exposed during construction are to be supported until backfill is in place. Any crossing less than one foot clear is to be supported with a saddle (concrete or sand as noted).
6. The Developer/Owner shall be responsible for supervising debris disposal from all contractors on the site (whether employed by the Developer/Owner or not) from the start of construction to the issuance by the Township of the Certificate of Occupancy. The Developer/Owner shall bear the expense of any cleanup operations indicated by the Township.

7. No debris disposal pits shall be permitted.
8. No open burning shall be permitted.
9. There shall be no shrubs or visual barriers higher than 2' above grade placed within the triangular area of 35' of any intersection measured along the street and/or driveway centerline. The Township shall have full authority to require the owner to remove violations.
10. All exterior lighting fixtures shall be shielded to deflect lighting from adjacent residential properties and from passing motorists.
11. The Landscaping installed in accordance with this Plan Set shall be subject to the following requirements:
 - a. No trees or plantings shall be removed without written permission from the Township Engineer;
 - b. The property owner shall appropriately maintain the trees and plantings; the Township may direct the property owner to take appropriate measures to maintain the trees and plantings if the Township deems it necessary;
 - c. If any of the trees or plantings die, the property owner shall replace same on a one for one basis with trees and/or plantings acceptable to the Township Engineer; the minimum replacement tree size shall be 2" to 3" caliper trees.
12. The HVAC Units (existing, proposed or future) and/or the Odor Control Unit shall be shielded with appropriate sound baffling materials, as approved by the Township Engineer, if the sound emanating therefrom is objectionable to the neighbors.
13. The Township Engineer or his designee shall have the right to inspect the proposed site improvements on this Property and to direct the Owner to correct any deficiencies; no Certificate of Occupancy for any structure on this Property shall be issued unless and until the site improvements are complete and approved by the Township.
14. The Owner of this Property is responsible for the maintenance, repair and/or replacement of the following, as directed by the Township to do so:
 - a. The existing stone masonry wall along the rear and side of the property.
 - b. Parking lot

- c. Parking space striping
- d. Wheel stops
- e. Landscaping
- f. Shade trees along street frontage
- g. Streetscape improvements (curbing, sidewalk, etc.) along street frontage.

15. CERTIFICATE OF ACCURACY

I, _____, hereby certify that I am a Professional Land Surveyor in the State of Pennsylvania and that the plan shown and described hereon, consisting of _____ sheets, represents a survey made by _____ and is true and correct to the accuracy required by accepted surveying standards and practices and by the Cheltenham Township Subdivision and Land Development Regulations to the extent it describes the bearings and distances of the property, the location of planimetric features, and that the existing monuments shown herein actually exist and that their positions are accurately shown.

_____, 20____

Professional Land Surveyor
PA License No. _____

16. CERTIFICATE OF DESIGN

I, _____, hereby certify that I am a Professional Engineer (Land Surveyor), that the site design conforms to all applicable Subdivision and Zoning Regulations, and that site design meets accepted _____ design standards and practices.

_____, 20____

Professional Engineer
PA. License No. _____

19. RECORDING NOTATION

Recorded in the Office for Recording of Deeds, etc., Norristown, PA,
In Deed Book _____, Page No. _____ on
_____.

20.

MCPC No.
PROCESSED and REVIEWED. A report has been prepared by the Montgomery County Planning Commission in accordance with the Municipalities Planning Code.
Certified this date _____
_____ For the Director
MONTGOMERY COUNTY PLANNING COMMISSION

21. Neither the Property Owner(s), its successors in title or interest, tenants, leaseholders nor the contractor shall substitute alternative HVAC Units for the noted HVAC Units without the written authorization of the Township to do so. Alternative HVAC Units must have a sound signature equivalent to the noted HVAC Units.
22. Neither the Property Owner(s), its successors in title or interest, tenants, leaseholders nor the contractor shall substitute an alternative Odor Control Unit for the noted Odor Control Unit without the written authorization of the Township to do so. The alternative Odor Control Unit must have an odor removal efficiency equivalent to the noted Odor Control Unit.
23. The use of a portion of 136-142 S. Easton Road as a restaurant was granted pursuant to a Stipulated Settlement between Kim Hout Ngov (“Appellant”) and the Cheltenham Township Zoning Hearing Board (“Appellee”) and the Township of Cheltenham (“Intervenor”) (MCCCP Docket No. 05-30832, dated July 19, 2006). The main points of the settlement are:
- a. Zoning Relief for 9' x 18' parking spaces granted.
 - b. Zoning Relief for a reduction in the number of required parking spaces to thirty-five (35) parking spaces granted. (Said 35 parking spaces include the four (4) parking. Spaces allocated to the adjoining property owner as shown on this plan.)

- c. There shall be no more than sixty-four (64) seats in the restaurant which shall contain a maximum of twenty-eight hundred and forty (2840) square feet.
- d. A Land Development Plan depicting the site improvements required for the parking lot and driveway of the Premises shall be submitted for review and approval by the Board of Commissioners of Cheltenham Township.
- e. Appellant shall enter into an Easement Agreement with the adjacent property owners, George Lewis and Victoria Lewis ("Lewis"), which such Easement Agreement shall permit Appellant, his customers, invitees and contractors and their heirs, successors and assigns to utilize at least a ten (10') foot strip of ground located between the property line dividing the Lewis property and the Premises and the building on the Lewis property to facilitate the turnaround of vehicles parked on the Appellant's property.

C. WAIVERS TO BE GRANTED BY THE BOARD OF COMMISSIONERS

- 1. That the requirement of CCS 260-30.G.(3) for a report from a qualified real estate appraiser on property values, density of population and character and aesthetics be waived.
- 2. That the requirement of CCS 260-32.C.(6) for a note stating the elevation datum is based upon the Cheltenham Township Sanitary Sewer Datum be waived.
- 3. That the requirement of CCS 260-32.D.(2) for depiction of Planimetric Data within 400' of the site be waived.
- 4. That the requirement of CCS 260-32.D.(5) for depiction of topography of the site and within 400' of the site be waived.
- 5. That the requirement of CCS 260-32.D.(7) for proposed contours and for the elevations for the building floors be waived.

11. Upon motion of Mr. Simon, the Board of Commissioners unanimously approved the release of escrow monies for Cheltenham Township Development Application No. 07-04 Record Plan 136-142 S. Easton Road Site Improvements provided the paving project is completed by December 1, 2009.

12. Upon motion of Mr. Simon, the Board of Commissioners unanimously approved Cheltenham Township Development Application No. 09-06 Record Plan Federation Housing Age Restrict Housing complex – 1509 Ashbourne Road as amended subject to the following Conditions, Notes and Waivers:

A. CONDITIONS

1. That the plan be titled “Record Plan Federation Housing Age Restricted Housing Complex – 1509 Ashbourne Road.”
(Cheltenham Code Section (“CCS”) 260-32.C.(1))
2. That the text “Cheltenham Township Development Application No. 09-06” be added to the lower right hand corner of all plan sheets.
3. That the length/area of curb/sidewalk replacement be shown on the plan.
4. That new electric and telephone utilities be installed underground.
(CCS 260.23.)
5. That monuments be shown at locations designated by the Township Engineer. (CCS 260-24.)
6. That the plan sheets be numbered consecutively and show its relationship to the total number of sheets as “Sheet No. 3 of 7.”
(CCS 260-32.B.(3))
7. That the following data be added to the plan:
 - a. North Point to Locations Map (CCS 260-32.C.(5))
 - b. Note that elevation is based upon Cheltenham Township Sanitary Sewer Datum and Location/Elevation of Bench Mark; or, if on a different elevation datum, a Note stating the relationship between the plan elevation datum and the Cheltenham Township Sanitary Sewer Datum.
(Must show/note sanitary sewer manhole invert that elevations are based on.)
(CCS 260-32.C.(6))
 - c. Names and widths (including cartways) of streets
(CCS 260-32.D.(2))
 - d. Location of watercourses on or near property
(CCS 260-32.D.(2))

- e. Location of underground utilities on or near property (along Property's street frontages on Ashbourne Road, Elkins Avenue and Park Avenue)
(CCS 260-32.D.(2) and (4))
 - f. Proposed elevations at all key points.
(CCS 260-32.D.(7))
 - g. Structure first floor and basement elevations
(CCS 260-32.D.(7))
8. VACANT
 9. That the Township is in receipt of the Montgomery County Planning Commission Review letter of this Land Development.
 10. VACANT
 11. VACANT
 12. VACANT
 13. That the Temporary Spoil Material Stockpile locations be shown on the plan.
 14. That tree protection (during construction) details and locations thereof be added to the plans (4' high chain link fencing with posts 3' in ground).
 15. That all swales with slopes greater than 5% and all cut/embankment slopes greater than 4:1 being stabilized either with North American Green Erosion Control Blanket SC150 or approved equal or with sodding be shown on the plans.
 16. That the maximum illumination at the property line be no greater than 0.5 footcandle.
 17. That pavement traffic directional arrows and details thereof be shown on the plans.

18. That the "Township Approval" notation be replaced with the following:

APPROVAL NOTATION

EXECUTED BY THE BOARD OF COMMISSIONERS OF
CHELTENHAM TOWNSHIP THIS _____ DAY OF
_____, 20____ SUBJECT AND CONDITIONED UPON
THE RECORDING OF THIS PLAN IN THE OFFICE OF THE
RECORDER OF DEEDS OF MONTGOMERY COUNTY WITHIN
90 DAYS OF THE DATE THEREOF. APPROVED PURSUANT
TO RESOLUTION OF THE BOARD OF COMMISSIONERS
ADOPTED _____.

ATTEST: _____
SECRETARY PRESIDENT

19. That the proper format for the "Owner's Acknowledgement" notation be shown on the plan.
20. That, in the "Certificate of Accuracy" notation, line 2, the text "4 sheets" be replaced with the text "7 sheets."
21. That the "Schedule of Drawings" be re-titled "Tabulation of Record Plans" with the plans to be recorded indicated.
22. That the following concerns with the "Zoning Tabulation Chart" be addressed:
- a. In "Min. Front Yard Ashbourne Road" row, "Existing" column, replace text "95.71" with text "94.89."
 - b. In "Min. Front Yard Ashbourne Road" row, "Proposed" column, replace text "179.51" with text "94.89."
 - c. In "Min. Rear Yard" row, "Proposed" column, replace text "50'-0"" with the text "48.71'."
 - d. In "Min. Distance between Bldgs." row, "Proposed" column, replace text "15'-1"" with text "15.92'."
23. That the watercourse along the northwest property line be clearly noted as such.
24. That the text "Preliminary/Final Land Development Submission" be deleted from the Plan Set wherever it occurs.

25. That the following concerns with the Property Line Data be addressed:
- a. Show bearing direction arrow where bearing reads against direction.
 - b. On property line curves, list radius, arc length, chord bearing and chord distance.
 - c. Clearly denote property corners.
26. That General Note 8. on Page LD1 be revised to incorporate the following:
- | | | |
|-------------------------------------|---|----------------|
| 92 One Br. Senior Apts. @ 169.6 GPD | = | 15,603.2 GPD |
| 1 Two Br. Apt. @ 225 GPD | = | <u>225 GPD</u> |
| TOTAL | = | 15,828.3 GPD |
| (1 EDU = 262.5 GPD) | = | 61 EDUs |
27. That a Highway Occupancy Permit is approved for this Land Development by PennDOT.
28. That the following concerns with the Sanitary Sewer be addressed:
- a. Provide manhole at tie-in to Township sewer.
 - b. Label sanitary sewer as "Cast Iron"
 - c. On profile show tie-in to building.
 - d. Show how existing Mansion is sewerred.
 - e. Clearly note manholes being constructed at Points A, B and C; also, note which manhole details control.
29. That locations of proposed concrete and bituminous sidewalk be clearly noted on the plans.
30. That in the "Concrete Sidewalk Detail," the text "3,300 PSI" be replaced with the text "4000 PSI."
31. That the plans clearly indicate where the "Typical New Bituminous Sidewalk" (Detail Sheet LD4) and the "Pedestrian Asphalt Paving" (Detail Sheet L-5) are to be constructed.
32. That the locations of the following site elements are clearly shown on the plans:
- a. Spade-cut edge
 - b. Pedestrian concrete paving
 - c. Stone maintenance strip

- d. Stabilized stone screenings
 - e. Sodded lawn
 - f. Removable wooden bollard
 - g. Ornamental aluminum fence
 - h. Wood privacy fence.
33. That the following concerns with the retaining walls be addressed:
- a. Clearly show location of various types of retaining walls on the plan.
 - b. Prior to construction provide signed and sealed calculations by a Professional Engineer on retaining walls.
 - c. Provide longitudinal profiles on retaining walls showing: top of wall, bottom of foundation, bottom of reveal and existing grade.
 - d. Provide transverse x-sections, one per 150' of retaining wall.
34. That the following concerns of the Fire Marshal be addressed:
- a. Building ICC use and construction type is not indicated and will have a bearing on the site requirements.
 - b. VACANT
 - c. Areas of driveway appear to limit Fire Department apparatus access and turning radius. Supply a site plan indicating turning radius and clearance for the fire apparatus based on the apparatus information previously supplied.
 - d. Portions of the facility exterior walls are more than 150 feet from fire apparatus access. Provide for apparatus access.
 - e. All interior access driveways to support the weight of fire apparatus.
 - f. Crown on existing roadway (Ashbourne Road), and new entrance shall be improved so as not to affect apparatus entry or exist. (Presently, apparatus cannot enter without scraping or damaging surfaces due to grade differences.)
 - g. The Fire Department Connection, (FDC), location and pit are to be at the street and location approved by the Fire Marshal. FDC to be located within 150 feet of an existing hydrant. Indicate FDC location.

- h. Hydrant distances may require interior lot hydrant installation.
- i. Distance from the Mansion building that is to remain and the new construction may require exterior wall and openings to be rated.
- j. Fire zone signage to be installed as required by the Fire Marshal.

(These comments are based on site plan only and may change based on building plan submittals.)

- 35. That the following concerns with Storm Drainage/Stormwater Management be addressed:
 - a. Show Storm Drainage/Stormwater Management System on Plan Sheet being recorded.
 - b. Add following boxed "Operation and Maintenance of Underground Absorption Beds" Note to Plan Sheet being recorded.

OPERATION AND MAINTENANCE OF
UNDERGROUND ABSORPTION BEDS
("UAB")

UABs as with all BMP's, requires routine inspection and maintenance throughout the life of the system. The principal maintenance objective is to prevent clogging of the system, which may lead to system failure.

Routine maintenance shall be performed every three months, as well as after each runoff producing event. This maintenance includes:

Inspection of the pre-treatment grit chambers (grit pits). Any accumulations of sediment and debris captured shall be removed. This may be done manually, or with a vacuum pump.

Inlet points shall be inspected and kept clear of accumulated debris such as leaves and sticks. Debris shall be removed when it reaches a depth of 6".

Observation wells (points, inlets, etc.) shall be inspected after each runoff producing storm event. Water may appear in the well; however, if it does not drain within three days, it may indicate a clogged drain field.

A more thorough inspection shall be performed annually. This inspection shall include monitoring of the observation wells after a storm event to confirm that the systems are draining within three days. This shall be documented each year so that an indication of system clogging may be observed.

Normal maintenance of the "Snout" shall consist of annual inspection and rinsing with a hose or pressure washer during the cleaning sequence of the catch basin, in addition, the anti-siphon vent shall be flushed with water or air to verify that it is clear.

Inspection/Maintenance Logs shall be kept and maintained on a three-year rolling basis; copies of these logs shall be furnished to the Township Engineer quarterly.

A failed system requires complete re-excavation of the UABs, disposal at an approved facility of all stone aggregate and geotextile, re-scarification of trench sides and bottom, placement of new geotextile, placement of new clean stone aggregate, re-installation of cleaned piping and chambers and connection of UAB piping to storm draining system.

- c. Tie Mansion roof drains into Underground Absorption Bed ("UAB") System.
- d. Provide Rock Outlet Protection/Level Spreader Design/Details for all outfalls.
- e. Show Area Drain ("AD") 18 draining to AD 19.
- f. Provide 1" = 30' Scale Plan of Storm Drainage/UAB System with Structure IDs; eliminate contours and other unnecessary Planimetric information.
- g. Coordinate Structure IDs throughout Plan Set and Stormwater Management Report.
- h. Use current NOAA 24 Hour Rainfall Depths in analysis (100 Year 24 Hour Rainfall: 8.3±")
- i. Provide tabulation of storage parameters, storage volume, etc. for each UAB.
- j. Provide profiles of all storm drains (show Snouts and Grit Pits).

- k. Clearly show locations of all weir boxes.
 - l. Provide bottom drainage for all Inlets, Area Drains.
 - m. Provide Snouts/Grit Pits in all Inlets.
 - n. Add detail for Geo-Textile nailer.
 - o. Eliminate geo-textile from bottom of UAB; indicate bottom of UAB to be level.
 - p. Eliminate outfall to Elkins Avenue. Connect UAB #5 and #6. and associated Storm Drainage System to Outfall #66.
 - q. Provide storage for 125% of 2 Year Storm Volume.
36. That a handicapped ramp be shown at intersection of Elkins Avenue with Park Avenue.
37. That the following concerns with the main Entrance/Exit ("E/E") be addressed:
- a. Incorporate HOP Plans into Record Plan Set.
 - b. Provide profile(s) E/E from centerline Ashbourne Road to main building entrance and to T-turnaround (at UAB #6).
 - c. Provide handicapped ramps and details thereof.
 - d. Provide enlarged detail of E/E with spot grades and sight triangles.
 - e. VACANT
 - f. Show pavement markings (including directional arrows).
38. That all pavement restoration within Township roads be in accordance with Exhibit "A" (add to Plans).
39. That a Detail on "Wheel Stops" be added to the plans.

40. That the following concerns of the Shade Tree Advisory Commission be addressed:
 - a. Preserve as many trees at Park Avenue access point.
 - b. Remove evergreen trees in lieu of evergreen shrubs; preserve as many shade trees in parking field as possible.
 - c. Relocate site lighting as requested while preserving four (4) trees in island.
 - d. Submit revised Landscape Plan to Township Engineer for his review and approval.
41. That a "Temporary Construction Access Detail for Construction Stages 1 and 2 Only", substantially similar to the Temporary Construction Access shown on Exhibit "B", be added to the plans.
42. That the portion of Park Avenue from Ashbourne Road to 300' northeasterly thereof be milled 2", soft spots repaired and be overlaid with 2" of bituminous wearing course, ID-2, Type SRL-H; the area of Park Avenue being milled and overlaid shall be shown on the plans.

B. NOTES TO BE ADDED TO THE PLAN VERBATIM

1. This Land Development/Subdivision shall be constructed in accordance with all Cheltenham Township Ordinances.
2. All proposed improvements (roads, grading, paving, curbing, storm sewer pipe, inlets, manholes, etc.) shall be constructed in accordance with applicable portions of the PennDOT Publication 408 Standards and Specifications and with all Township standards and specifications.
3. These drawings indicate the approximate location of existing subsurface utilities in the vicinity of the project and are not guaranteed for accuracy and/or completeness. Pennsylvania Act 38 requires that contractors determine the location of all utility, sewerage and water lines before commencing construction (1-800-242-1776) File _____.
4. All new public utilities, including but not limited to, electric, gas and telephone, shall be placed underground within the Land Development/Subdivision. Such utilities shall be installed in strict accordance with the prevailing standards and practices of the utility or other company providing service, except where it is demonstrated to the satisfaction of the Board of Commissioners that underground installations are not feasible because of physical conditions of the land.

5. Any utility conflicts with proposed construction are to be brought to the immediate attention of the Township Engineer and the Engineer of Record. All existing utilities that are to be relocated or altered in any manner are to be done in accordance with the respective utility company standards. All existing utilities exposed during construction are to be supported until backfill is in place. Any crossing less than one foot clear is to be supported with a saddle (concrete or sand as noted).
6. The Township has reviewed and approved the Storm Drainage System, the Stormwater Management System and the Erosion and Sedimentation Control Plan. However, site conditions may dictate that during construction, additional silt fence, other methods of sediment control or stormwater management measures or storm drainage measures may be required. Therefore, the Township may direct the installation of additional means of stormwater management and/or erosion and sediment control and/or storm drainage to prevent poor drainage and/or discharge of sediment from the site be made.
7. No additional impervious areas (decks, additions, patios, sheds, walkways, etc.) from that shown on this plan set shall be added to these lots without mitigating stormwater management measures approved by Township Engineer to ensure no additional stormwater runoff occurs.
8. It shall be the responsibility of the property owner to properly maintain, repair and/or replace the stormwater management facilities located on its property. The maintenance, repair and/or replacement of the stormwater management facilities shall be to the degree considered satisfactory by the Township.
9. Limits of disturbance, as shown on the plans, shall be clearly marked in the field prior to the start of the construction, (including installation of erosion/sediment control measures). The limits of disturbance shall be marked with staked yellow safety ribbon or other materials acceptable to the Township; the marking materials shall be maintained, repaired or reset until construction within the enclosed areas is complete and until the pervious areas achieve a 75% catch of ground cover. No disturbance of ground cover, cuts or fill placement shall be permitted outside the staked limits of disturbance.
10. During construction, the Developer/Owner is solely responsible for insuring the proper functioning of the erosion and sediment control measures. The Developer/Owner shall take whatever measures are required to insure that no sediment leaves the site.

11. All swales with slopes greater than 5%, all cut slopes greater than 4:1 and all embankment slopes greater than 4:1 shall be stabilized with North American Green Erosion Control Blanket SC 150 or approved equal at the time of raking and seeding or with sodding.
12. The Developer/Owner shall be responsible for supervising debris disposal from all contractors on the site (whether employed by the Developer/Owner or not) from the start of construction to the issuance by the Township of the Certificate of Occupancy. The Developer/Owner shall bear the expense of any cleanup operations indicated by the Township.
13. No debris disposal pits shall be permitted.
14. No open burning shall be permitted.
15. The Developer/Owner shall preserve all trees on this site except where necessary to construct buildings, parking, accessways, and utilities and selective thinning of existing trees in accordance with Chapter 280 of the Cheltenham Code. Specific species of plant materials as designated on this plan or the landscape plan (if such a plan is an integral part of this plan) shall be preserved and properly protected during construction. In the case of utility rights-of-way and easements, any disturbed area shall be replanted so as to achieve a recurrence of natural vegetation.
16. All trees to be removed shall be tagged in the field prior to the start of construction; no construction work of any kind shall take place until the Township Engineer confirms, in writing, that the proper trees have been tagged. All construction activities around vegetation shall comply with the requirements of Section 280-10., entitled "Site Disturbance Regulations", of the Cheltenham Code.
17. This plan supersedes (in part) the Cheltenham Township Plan No. _____ dated _____, thru _____ and recorded on _____ in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania, in Landsite Book No. _____, Page No. _____.
18. There shall be no shrubs or visual barriers higher than 2' above grade placed within the triangular area of 35' of any intersection measured along the street and/or driveway centerline. The Township shall have full authority to require the owner to remove violations.

19. The Underground Absorption Beds ("UAB") have been designed for the following impervious areas:

REVISE AS REQUIRED

Lot	Building Footprint	Future Impervious	Total Impervious
1	1170 S.F.	500 S.F.	1670 S.F.
2	1200 S.F.	500 S.F.	1700 S.F.
3	1000 S.F.	500 S.F.	1500 S.F.
4	1000 S.F.	500 S.F.	1500 S.F.
5	1000 S.F.	500 S.F.	1500 S.F.

The stormwater runoff from the "Future Impervious" areas (decks, sheds, patios, etc.) shall be drained to the UAB.

If the "Total Impervious" area draining to the Dry Wells on a lot exceeds that shown above, mitigating stormwater management measures shall be employed to insure no additional stormwater runoff occurs.

20. Vacant
21. All exterior lighting fixtures shall be shielded to deflect lighting from adjacent residential properties and from passing motorists.
22. The initial appearance of any note language, tables, details, etc. that is repeated within this plan set shall be taken as the definitive version of such note language, tables, details, etc.; subsequent versions of such note language, tables, details, etc. within the plan set are void insofar as they conflict within initial version.
23. A Highway Occupancy Permit is required pursuant to Section 420 of the PENNSYLVANIA ACT of JUNE 1, 1945 (P.L. 1242 No. 428), known as the "State Highway Law", before driveway access to a State Highway is permitted.
24. The landscaping installed in accordance with this Plan Set and all existing trees greater than 6" caliper on the property shall be subject to the following requirements:
- a. No trees or plantings shall be removed without written permission from the Township Engineer;
 - b. The property owner shall appropriately maintain the trees and plantings; the Township may direct the property owner to take appropriate measures to maintain the trees and plantings if the Township deems it necessary.

- c. If any of the trees or plantings die, property owner shall replace same on a one for one basis with trees and/or plantings acceptable to the Township Engineer; the minimum replacement tree size shall be 2" to 3" caliper trees.
25. All existing, proposed and/or future HVAC units shall be shielded with appropriate sound baffling materials, as approved by the Township Engineer, if the sound emanating therefrom is objectionable to the neighbors.
26. The Hours of Operation for tractor trailers and/or delivery vans delivering materials to the site shall be 7:30 AM to 5:00 PM. No tractor trailers and/or delivery vans will be allowed on site at any time other than for deliveries, as noted above.
27. The trash dumpster for this site shall be kept inside the building except that, on trash pick up days, the trash dumpster will be rolled outside the building just prior to trash pick up and rolled back inside the buildings immediately thereafter.
28. Underground Absorption Beds ("UAB") shall be inspected at the following checkpoints:
 - Inspection of trench sides and bottom prior to placement of geotextile
 - Placement of geotextile, stone, and pipe.
 - Connection of pipe to downspout collection system and to storm inlets.
 - Backfilling over stone bed.

Two (2) working days notice must be given to arrange for inspection.

The Developer/Owner shall furnish the Township Engineer with weigh slips for each load of aggregate placed in the UAB.

The mouth of all inlet pipes to UAB will be covered with a geotextile secured to the inlet with wood nailers; the geotextile screening shall remain in place until 75% of the pervious areas draining to the UAB have been permanently stabilized, at which time the geotextile screening shall be removed. If the geotextile screening is missing prior to the 75% stabilization point, the Developer/Owner shall reconstruct the UAB from the initial placement of the geotextile (including).

29. The Developer/Owner shall construct tree wells around any tree larger than 6" dbh where the change in grade around the tree (within the dripline) is 4" or greater.

30. The Developer/Owner shall replace any tree larger than 6" dbh that dies due to construction activities during the period from the start of construction to eighteen (18) months after the issuance of the Certificate of Occupancy for the main building.
31. The Developer/Owner shall replace any curb and/or sidewalk along its road frontages identified by the township as having to be replaced pursuant to the requirements of Cheltenham Code, Chapter 255, prior to the Certificate of Occupancy being issued for the proposed building.
32. The Township Engineer or his designee shall have the right to inspect the proposed site improvements on the Property and to direct the Owner/Developer to correct any deficiencies; no Certificate of Occupancy for any structure on the Property shall be issued unless and until the site improvements are complete and approved by the Township.
33. The Township Engineer shall be notified, in writing, one (1) calendar week prior to the placement of any landscape materials in order for the Township Engineer or his designee to arrange for and inspect the landscape materials.

No landscape materials shall be placed without being inspected and approved by the Township Engineer or his designee.

All rejected landscape materials shall be immediately removed from the site and replaced with acceptable landscape materials. No substitutions for landscape materials are accepted unless approved by the Township Engineer, in writing.

34. The proposed sanitary sewer line servicing this property is a private sanitary sewer line. The Owner of this property shall be responsible for the installation, operation, maintenance, repair, replacement and/or removal of the proposed sanitary sewer line from and including its tie-into the Township Sanitary Sewer System.
35. The Owner of this Property is responsible for the maintenance, repair and/or replacement of the following, as directed by the Township to do so:
 - a. Retaining walls
 - b. Guide rail
 - c. Pavement
 - d. Sidewalks
 - e. Pavement markings
 - f. Storm Drainage and Stormwater Management System
 - g. Landscaping
 - h. Gazebo

- i. Miscellaneous site amenities
 - j. Site lighting
 - k. Curbing
 - l. Sanitary Sewer System
36. No construction vehicles/equipment/deliveries shall use or access the Property from Elkins Avenue.
37. Trash pick-up for this Property shall be limited to the hours 7:30 AM to 7:30 PM, Monday thru Friday.
38. The Park Avenue access drive shall be used for rights out only.
39. Signed and sealed calculations from a Professional Engineer on the four (4) retaining wall types shall be submitted to the Township Engineer for review and approval prior to the issuance of the Building Permit for the main building.
40. Construction traffic may make rights out only onto Park Avenue as shown on the "Temporary Construction Access Detail for Stages 1 and 2 Only"; from Construction Stage 3 onward no construction vehicles/equipment/materials shall use or access the Property from Park Avenue.
41. The portion of Park Avenue from Ashbourne Road to 300' northeasterly thereof shall be milled 2", soft spots repaired and overlaid with 2" of bituminous wearing course, ID-2, Type SRL-H; the wearing course shall be constructed in accordance with PennDOT specifications.
42. No Building Permit for any structure on this property shall be issued unless and until the Township is in receipt of the Montgomery County Conservation District Approval on this Land Development.
43. No Building Permit for any structure on this property shall be issued unless and until PADEP approves a National Pollutant Discharge Elimination System Permit for this Land Development.
44. No Building Permit for any structure on this property shall be issued unless and until PADEP approves the Sewage Facilities Planning Module for this Land Development.
45. No Building Permit for any structure on this property shall be issued unless PADEP authorizes the release of EDUs from the Township's Connection Management Plan for this Land Development.

C. WAIVERS TO BE GRANTED BY THE BOARD OF COMMISSIONERS

1. That the requirement of CCS 260-15. for sidewalks be waived.
2. That the requirement of CCS 260-32.D.(2) for depiction of Planimetric data within 400' of the site be waived.
3. That the requirement of CCS 260-32.D.(5) for depiction of topography within 400' of the site be waived.

13. Upon motion of Mr. Simon, the Board of Commissioners unanimously approved an Agreement with Federation Housing to allow it to commence site work and obtain building permits for Cheltenham Township Development Application No. 09-06 Record Plan Federation Housing – 1509 Ashbourne Road without a recorded plan. The Township Solicitor reviewed said agreement.

14. Mr. Simon noted the Public Works Committee meeting minutes referred to himself as having a copy of the minutes from a recent Melrose Park Neighbors' Association. Mr. Simon asked that said meeting minutes be corrected. It was Mr. Portner, not he, who had said minutes and raised discussion and asked that the Public Works Committee meeting minutes be amended to reflect same.

15. Upon motion of Mr. Simon, and unanimously approved by the Committee, the Public Works Committee Regular Meeting Minutes dated August 12, 2009, were received, as amended.

16. Upon motion of Mr. Simon, and unanimously approved by the Committee, the Public Affairs Committee Regular Meeting Minutes dated August 5, 2009, were received

17. Upon motion of Mr. Portner, the Board of Commissioners unanimously adopted Ordinance No. 2193-09 amending Chapter 285 of the Code, 285 thereof, entitled "Vehicles and Traffic".

**CHELTENHAM TOWNSHIP
ORDINANCE NO. 2103-09**

AN ORDINANCE TO AMEND THE CODE OF THE TOWNSHIP OF CHELTENHAM, CHAPTER 285 THEREOF, ENTITLED VEHICLES AND TRAFFIC, BY AMENDING PARKING METER ZONES AND CERTAIN STREET AND PARKING REGULATIONS.

The Board of Commissioners of the Township of Cheltenham hereby ordains:

SECTION 1. The Code of the Township of Cheltenham, Chapter 285, Article IV, entitled Schedule of Traffic Regulations, Section 285-43 thereof is hereby amended by **DELETING** the following:

GREEN LANE A. STOP STREET at Dell Lane.

SECTION 2. The Code of the Township of Cheltenham, Chapter 285, Article IV, entitled Schedule of Traffic Regulations, Section 285-43 thereof is hereby amended by **ADDING** the following:

GREEN LANE A. STOP STREET at Church Road; at Dell Lane; at Washington Lane.

GLEN OAK ROAD A. STOP STREET at Widener Road.

RAMBLER ROAD A. STOP STREET at Spring Avenue; at Whitewood Road.

WILLOW AVENUE (10) No Parking, southerly side, Cedar Lane to 50 ft. east.

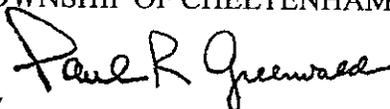
WILLOW AVENUE (11) No Parking, southerly side, Cedar Lane to 70 ft. west.

SECTION 3. That in all other respects Chapter 285 of the Code of the Township of Cheltenham is hereby approved and accepted as amended, and shall continue in full force and effect.

SECTION 4. This Ordinance shall take effect and be in force from and after its approval as required by law.

ENACTED into an Ordinance this 19th day of August, A.D., 2009.

BOARD OF COMMISSIONERS
TOWNSHIP OF CHELTENHAM

By 
Paul R. Greenwald, President

ATTEST: 
David G. Kraynik, Secretary

18. Upon motion of Mr. Portner, and unanimously approved by the Committee, the Public Safety Committee Regular Meeting Minutes dated August 5, 2009, were received

19. Upon motion of Mr. Simon, and unanimously approved by the Committee, the Building and Zoning Committee Regular Meeting Minutes dated August 5, 2009, were received

20. Under New Business: Mr. Greenwald asked that Staff investigate the graffiti on storage trailers at the Old York Road Skating Rink.

21. Under Citizens' Forum:

- a. Dorothy Stone, 221 Maple Avenue (corner of Fernbrook and Maple Avenues), had concerns about the vehicles from the road reconstruction project on Maple Avenue. Her property was not in the construction area but she claimed that the construction trucks parked on her curb and sidewalk and created damages. She distributed photos and reviewed letters and conversations between herself and Public Works Coordinator Rudy Kastenhuber as well as conversations she had with the construction workers who she claimed informed her that they would make the repairs. She disputed Mr. Kastenhuber's assessment of the situation and his opinion that the damages were pre-existing. She stated that her curb and sidewalk were not in perfect condition but they were in much worse condition after the construction work. She asked that the integrity of her property be restored.

Ellen Lowenthal, 213 Maple Avenue, stated that she saw the construction trucks parking on Ms. Stone's curb and sidewalk every day.

Mr. Kraynik responded that he would arrange a meeting with Ms. Stone, Mr. Kastenhuber and himself to try and resolve this issue.

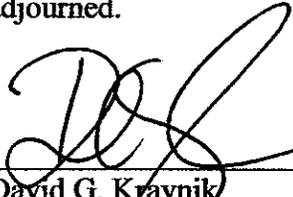
b. Olga McHugh, 127 Hewett Road, had concerns as follows:

- o Leash Law. She expressed concern about the violations of the Township Ordinance regulating the leashing of dogs. She acknowledged that residents in the vicinity of Thomas Williams Park had complained that there was over-zealous enforcement of the Ordinance but now the pendulum has swung, and there is very little enforcement. She was walking her dog on a lease when it was attached by an unleashed dog. She asked for enforcement of the Ordinance.
- o 911 Calls. She asked about the status of the county's contemplation of having all 911 calls dispatched through the county and not local municipalities. She felt this would be detrimental to residents and was concerned about adequate coverage.

Mr. Kraynik responded that nothing has been decided. There is no final position from the county. He and Chief Norris are currently studying this issue.

- c. Thomas McHugh, 127 Hewett Road, stated that he received scanned copies of the surveys but not the data sets of the SEPTA survey of the Wyncote/Jenkintown Train Station, which indicate that riders are coming from all over to get the train at that station. He felt residents waited too long to get the information from SEPTA. The proposed parking garage would only invite more people from the far suburbs to park in Cheltenham.

There being no further business, upon motion of Mr. Portner, and unanimously approved by the Board of Commissioners, the meeting was adjourned.



David G. Kraynik
Township Manager

as per Anna Marie Felix

